| 163.0 | 0001 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 717,700 / 717,700 |
| | | | | | USE VALUE: | 717,700 / 717,700 |
| | | | | | ASSESSED: | 717,700 / 717,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 14 | | OAKLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TURNQUIST DAVID |
| Owner 2: | BIEKSHA CATHERINE |
| Owner 3: | |
| Street 1: | 14 OAKLAND AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FANTAZIAN JAMES TRUSTEE - |
| Owner 2: | JAMES H FANTAZIAN REVOCABLE - |
| Street 1: | 232 WELLMAN AVE |
| Twn/City: | CHELMSFORD |
| St/Prov: | MA Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,285 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7285.000 | 270,700 | | 447,000 | 717,700 |
| Total Card | 0.167 | 270,700 | | 447,000 | 717,700 |
| Total Parcel | 0.167 | 270,700 | | 447,000 | 717,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.75 | /Parcel: 479.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 163.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 270,700 | 0 | 7,285. | 447,000 | 717,700 | 717,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 216,800 | 0 | 7,285. | 447,000 | 663,800 | 663,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 201,700 | 0 | 7,285. | 395,900 | 597,600 | 597,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 201,700 | 0 | 7,285. | 332,000 | 533,700 | 533,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 201,700 | 0 | 7,285. | 332,000 | 533,700 | 533,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 196,900 | 0 | 7,285. | 287,300 | 484,200 | 484,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 196,900 | 0 | 7,285. | 277,800 | 474,700 | 474,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 196,900 | 0 | 7,285. | 264,400 | 461,300 | 461,300 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12672

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FANTAZIAN JAMES | 55552-317 | | 10/7/2010 | | 442,500 | No | No | | |
| FANTAZIAN OJEN, | 54177-114 | | 1/20/2010 | Convenience | 99 | No | No | | |
| FANTAZIAN OJEN | 50461-349 | | 12/13/2007 | Family | 99 | No | No | | |
| | 9172-51 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/29/2020 | 1175 | Redo Bat | 13,900 | C | | | | |
| 10/27/2011 | 1368 | Re-Roof | 8,277 | | | | | |
| 12/10/2010 | 2392 | New Wind | 5,000 | | | | | |
| 12/3/2010 | 2363 | Manual | 7,500 | | | | | REPL FASCIA/SOFFET |
| 12/15/1997 | 741 | Manual | 400 | | | | | REBUILD STAIRS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/5/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/29/2008 | Meas/Inspect | 163 | PATRIOT |
| 12/2/1999 | Meas/Inspect | 267 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7285 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 8 | | | | | | | | | 446,986 | | | | | | 447,000 | |

Total AC/HA: 0.16724 | Total SF/SM: 7285 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 446,986 | Spl Credit | Total: 447,000

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:44:30 |

## LAST REV

| Date | Time |
|---|---|
| 11/12/20 | 11:07:18 |

danam

!12672!

Insp Date: 06/05/18

User Acct: 108261

GIS Ref:

GIS Ref:

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 108261 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LT BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1939 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 168.716 |
| Other Features: | 80750 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 392382 |
| Depreciation: | 121639 |
| Depreciated Total: | 270744 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | | BRs: 3 | | | | Baths: 1 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

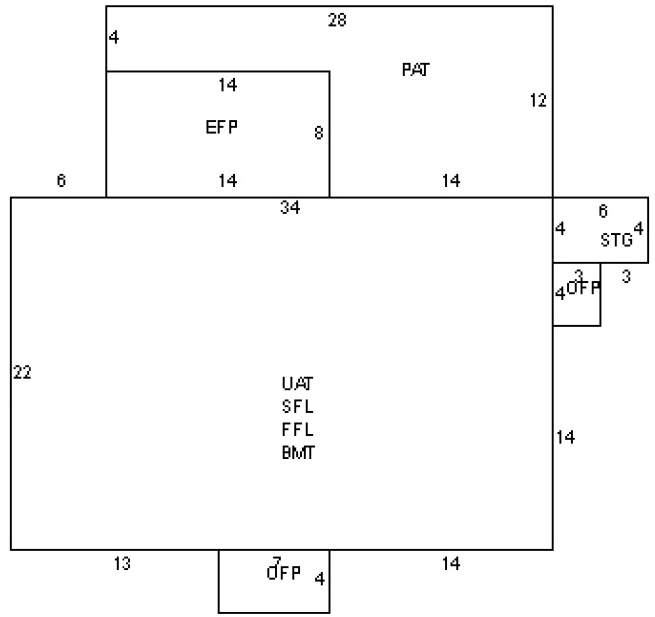
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 168.72 |
| Special Features: | 0 | Val/Su Net: | 95.62 |
| Final Total: | 270700 | Val/Su SzAd | 180.95 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 748 | 50.610 | 37,860 |
| FFL | First Floor | 748 | 168.720 | 126,200 |
| SFL | Second Floor | 748 | 168.720 | 126,200 |
| PAT | Patio | 224 | 3.920 | 879 |
| UAT | Upper Attic | 187 | 67.490 | 12,620 |
| EFP | Enclos Porch | 112 | 51.520 | 5,771 |
| OFP | Open Porch | 40 | 43.990 | 1,760 |
| STG | Storage | 24 | 14.330 | 344 |
| | Net Sketched Area: | 2,831 | Total: | 311,634 |

Size Ad 1496 | Gross Are 3392 | FinArea 1496

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

163.0-0001-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: